Posey County Trending 2010

Overview

Posey County is a rural farming community that is influenced on the southeastern side by Evansville (particularly Marrs and Robinson Townships). The County is divided into ten Townships. The Wabash River provides the western border of the county and the Ohio River is the southern border. The county seat is Mt. Vernon, which is located on the Ohio River.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self-explanatory. The tab marked “Summary” lists the results of the study on a township basis. There are separate tabs for each of the property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant and industrial improved. All spreadsheets contain the thirteen entries required by 50 IAC 14-5-3 as well as the Median, COD and PRD.

In order to have enough sales for a meaningful analysis in some neighborhoods and townships, 2007 and 2008 sales were included in the ratio study. A 1.0% per year (applied by month) time adjustment was applied to the 2007 and 2008 residential and commercial sales.

A spreadsheet titled “Posey County 2010 Trending Sales Reconciliation” is attached with this document along with the County’s Ratio Study and “Workbook”. The sales reconciliation spreadsheet includes a list of the sales that were marked valid in the sales file but were omitted and the reason why. It also includes any sales where the assessed values or sale prices were adjusted and why.

Note: Posey County completed a CAMA conversion in 2009. The County has also been in the process of a cyclical review since 2007.

Residential Improved and Vacant Analysis

Due to the limited number of residential vacant sales in several of the townships, Bethel, Black, Center, Harmony, Lynn, Point, Robb and Smith were combined. Marrs and Robinson Townships were studied individually, due to the influence of Evansville.

The improved residential sales of Bethel and Robb were analyzed together as was the sales in Black and Point Townships. Bethel and Point had a limited number of sales and were combined with the Townships most comparable in location as well as economically. The remaining Townships were studied on an individual basis.

The ratio study for the residential improved and vacant sales shows that all Townships meet the State requirements for the Median, COD and PRD.

Commercial Improved and Vacant Analysis

There were no valid vacant commercial sales in the County. Therefore, an analysis of the commercial land was completed, to assure that in all cases the land value was equal to or greater than a corresponding residential neighborhood. Any adjustment deemed necessary was applied on an individual neighborhood basis.

Due to the lack of useable sales in any given Township and the fact that the county is fairly consistent, the townships were grouped together for the ratio study in the commercial improved category.

Commercial Improved and Commercial Vacant Median, COD and PRD fall within the State requirements on a countywide basis.

Industrial Improved and Vacant Analysis

There were no valid industrial vacant land sales in the county. Once again, an analysis similar to the commercial land was completed. Any adjustments deemed necessary were applied on an individual neighborhood basis.

There were no useable industrial improved sales that occurred in the timeframe. As indicated by the rule "If assessing officials determine that there are insufficient sales of commercial or industrial property in a township or county to determine an annual adjustment factor, the county shall use one (1) or more of the following to derive annual adjustment factors or modify the values of commercial and industrial property . . ." Since there were no sales , Marshall and Swift cost analysis was used. Using the Comparative Cost Multipliers and the Indianapolis area along with the building class most predominate in the county from Marshall & Swift, a cost factor of 0.9957 was calculated. This factor was the increase from January 1, 2008 to January 1, 2010. The factor was then applied to all of the industrial building type improvements in the county. An additional 2 years of depreciation was applied to these buildings. The total previous building values were then compared to an updated building value based on the Marshall and Swift factor resulting in the annual adjustment factor of 0.968, rounded to 0.97. This factor was applied to all of the industrial improvements.